



RICS

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Martin & Pole
Established 1846

ESTATE AGENTS

113 Oxford Road, Wokingham



A two bedroom ground floor apartment

Situated in an established residential area three quarters of a mile from Wokingham Market Place and about half a mile walking distance from Wokingham Railway

Entrance hall, open plan lounge/dining room/kitchen with integrated appliances, 2 bedrooms, family bathroom, en suite shower room, gas fired central heating (radiators), double glazed windows, residents parking

Available from end of January

For further information or an appointment to view please contact our Wokingham branch on 0118 9780777 or lettings@martinpole.co.uk

Price £1200pcm - unfurnished

113 Oxford Road, Wokingham RG41 2YL

ACCOMMODATION: The accommodation briefly comprises (all dimensions are approximate):

On the ground floor:

Entrance Porch:

Entrance Hall: double glazed front door, radiator, door mat, coved ceiling, smoke detector, wood laminate flooring, thermostat, built-in cloaks/storage cupboard, cupboard housing Powermax gas fired boiler incorporating hot water cylinder.

Master Suite:

Bedroom: two double built-in wardrobes, radiator, coved ceiling, carpet.

En-Suite Shower Room: white suite comprising tiled shower cubicle with Aqualisa shower and adjustable body jets, two shower doors, vanity unit with wash hand basin, mixer tap, cupboards under, W.C., chrome ladder radiator, extractor fan, large wall mirror, wood laminate floor, shaver point, ceiling light comprising three revolving spotlights, three walls tiled.

Bedroom 2: double built-in wardrobes, radiator, coved ceiling, carpet.

Family Bathroom: white suite comprising panelled bath with mixer tap, vanity unit with wash hand basin, mixer tap, cupboards under, W.C., large wall mirror, window, coved ceiling, ceiling track comprising four revolving spotlights, chrome ladder radiator, three walls half tiled, extractor fan, wood laminate floor.

Open Plan Lounge/Dining Room/Kitchen:

Lounge/Dining Area: dual aspect, two radiators, wood laminate flooring, coved ceiling, vaulted ceiling in lounge area, T.V. aerial point, three revolving wall spotlights, telephone point.

Kitchen Area: comprising stainless steel single bowl inset in granite worktop, mixer tap, cupboard under, range of base units with granite worktops having drawers and cupboards under, range of wall mounted cupboards including corner unit of display shelving, concealed lighting under wall cupboards, Neff stainless steel electric oven and four ring ceramic hob with stainless steel extractor hood above incorporating light, Baumatic fridge and freezer, Indesit washing machine, Baumatic dishwasher, wood laminate flooring, ceiling track comprising four revolving spotlights, coved ceiling.

Outside:

Resident and visitor parking areas.

The Gardens: The communal landscaped gardens are situated at the rear of the property and comprises a gazebo, paved patio gravelled area and decking area for use by the residents.

Council Tax: Wokingham Borough Council Band 'D'

NO PETS* NO SMOKERS* NO SHARERS* NO HOUSING BENEFIT* NO CHILDREN* SUITABLE FOR A PROFESSIONAL PERSON OR COUPLE

Energy Efficiency Rating C 79

Directions: Leave Wokingham via Broad Street in the Reading Direction, proceed into Shute End, at the mini-roundabout continue over into Reading Road, proceed for half a mile, turn left into Oxford Road, No.113 will be found immediately on the left hand side.

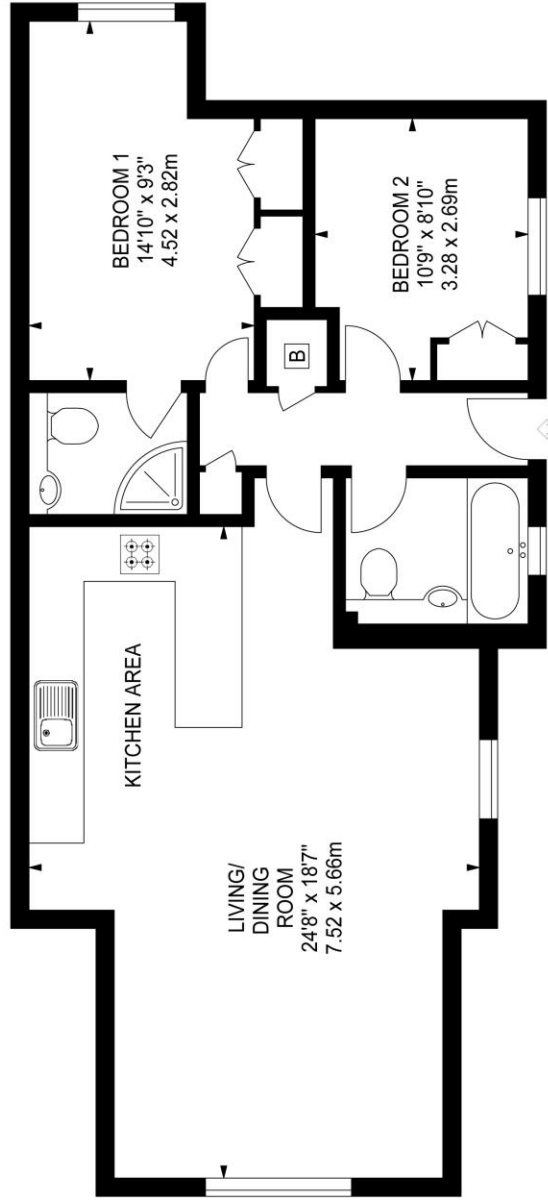
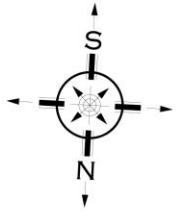
Tenants Permitted Payments

- 1) **Holding Deposit:** one week's rent, payable on the Landlord agreeing to the proposed letting and commencement date, subject to references. Once the holding deposit is received in cleared funds the property will be withdrawn from the market for fifteen days (eleven working days). If the Tenant provides false or misleading information, fails a reference or right to rent check, or withdraws from renting the property the holding deposit will be retained by the Agent. If the landlord withdraws the deposit will be refunded.
- 2) **Tenancy Requirements:**
 - a) **Deposit:** equivalent to five weeks' rent for any contingencies arising out of the Tenancy in respect of dilapidations and any other outstanding charges. The deposit will be held by The Deposit Protection Service for the duration of the Tenancy. The Tenant is not entitled to any interest accrued on their deposit whilst it is held by the Deposit Protection Service.
 - b) **First month's rent in advance.**
 - c) **The rent to be paid by monthly standing order.**

IMPORTANT NOTICE RELATING TO THIS PROPERTY

We have endeavoured diligently to ensure the details of this property are accurate, but none of the statements contained in these particulars are to be relied on as statements of fact. They do not constitute any part of an offer or contract. We have no authority to make any representation or give any warranty whatever in relation to this property. We have not tested the services, appliances or fittings referred to in the details. We recommend that each of the statements is verified and the condition of the property, services, appliances and fittings is investigated by you or your advisers before you finalise your offer or you enter a contractual commitment.

Fo: 32227



GROUND FLOOR

REF - MP 113 OR



APPROX. GROSS INTERNAL FLOOR AREA 796 SQ FT / 74 SQ M
This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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